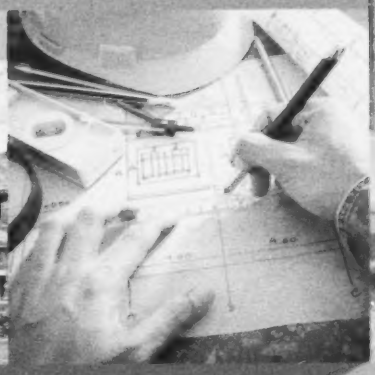
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Victoria CMA

Date Released: August 2018



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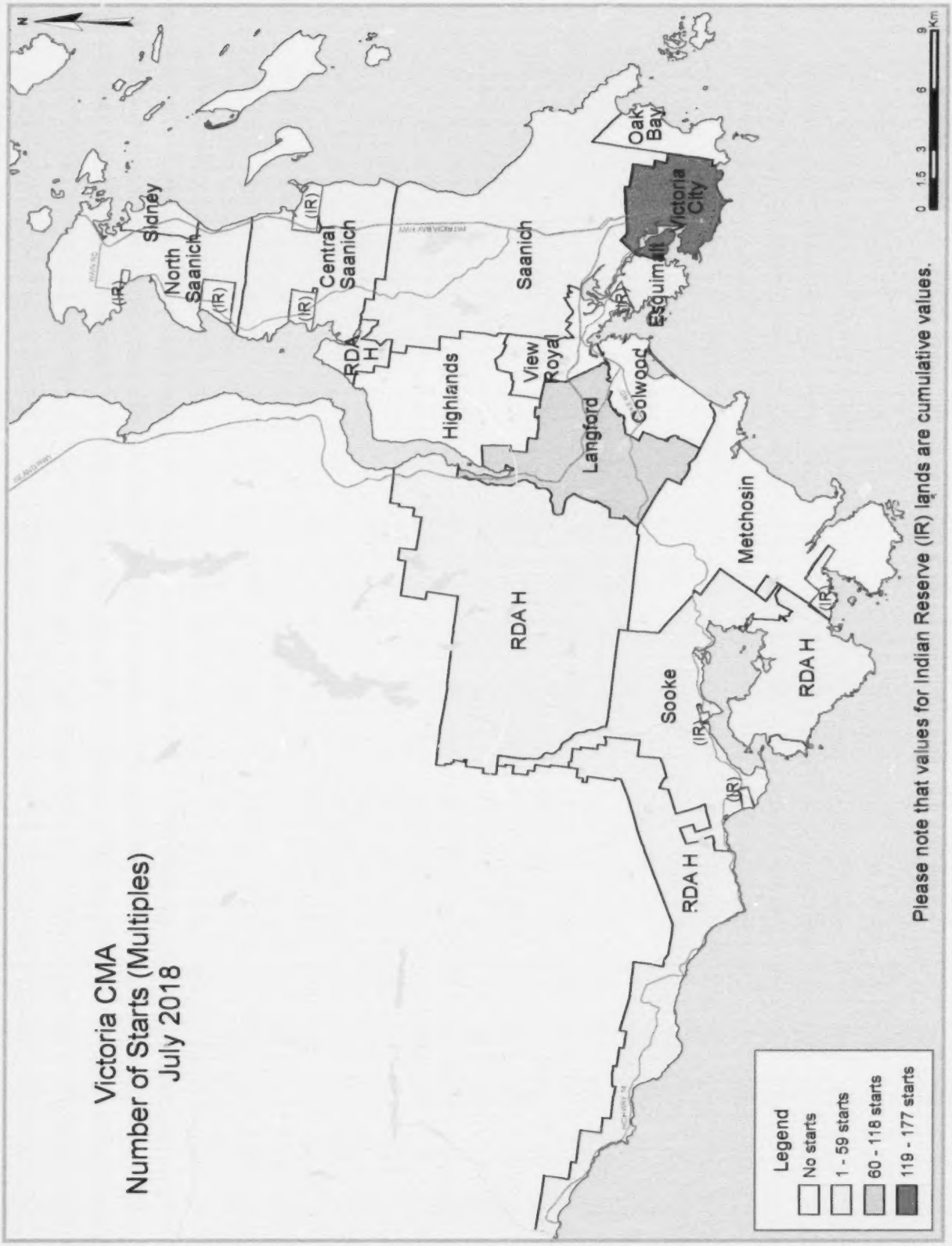
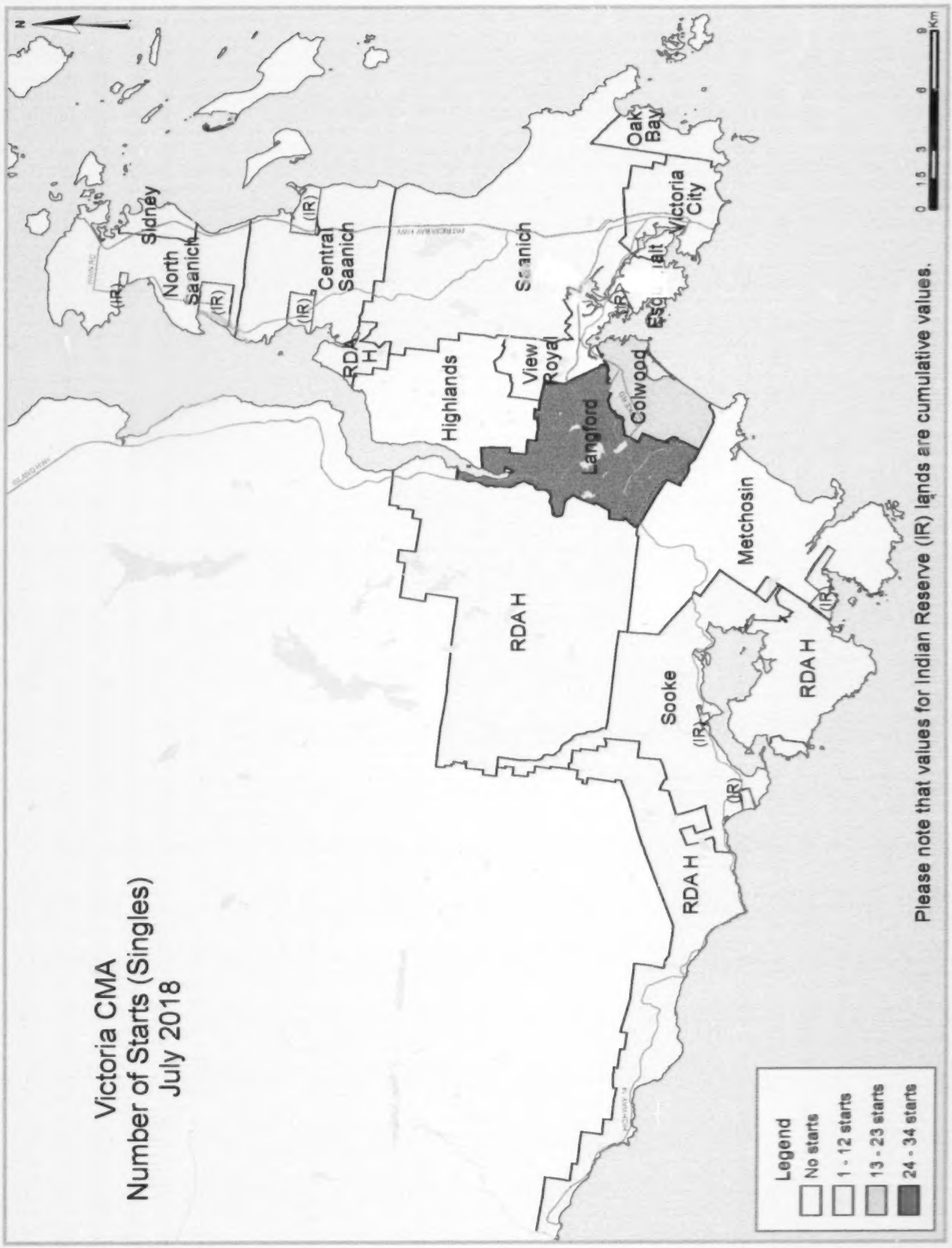
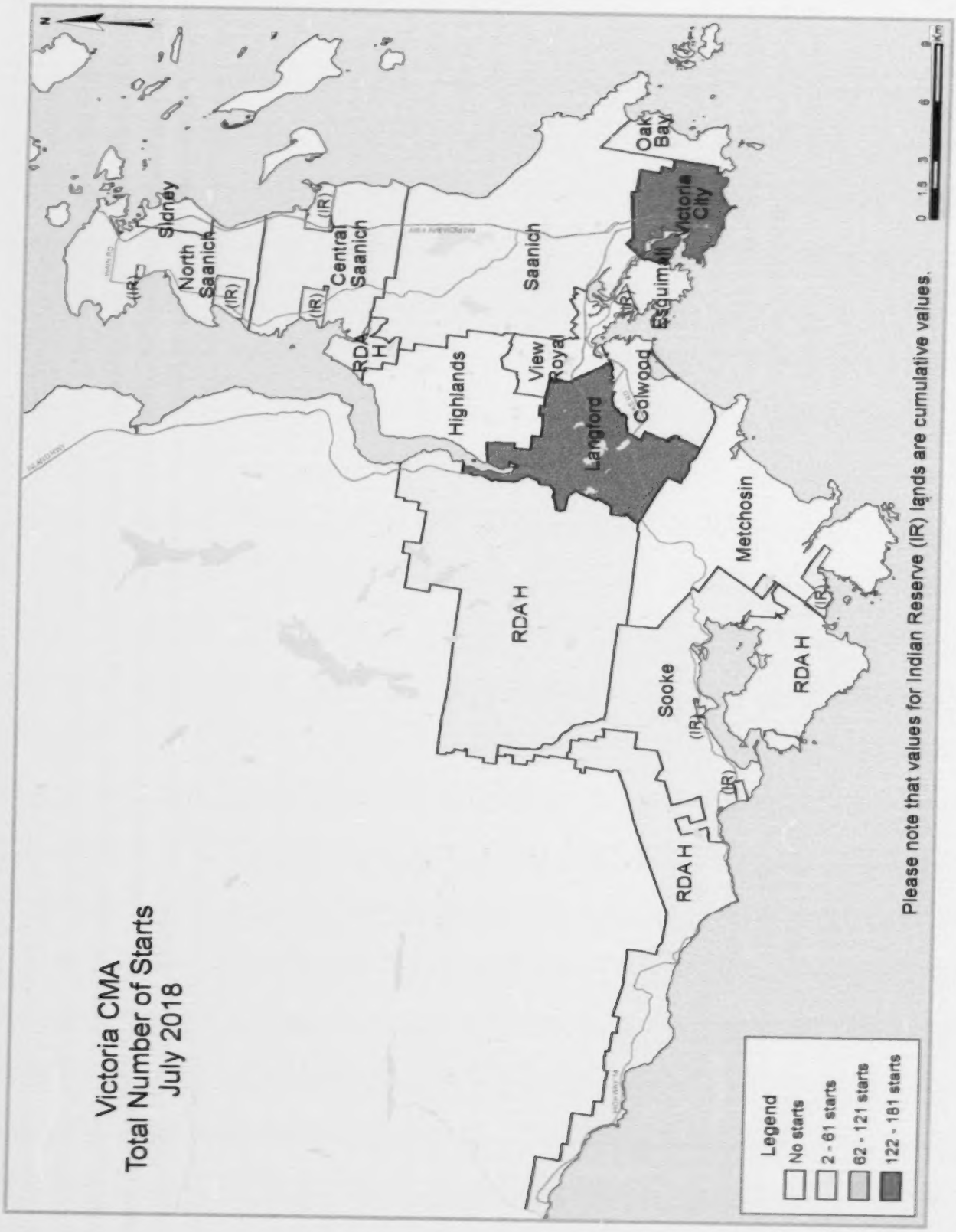
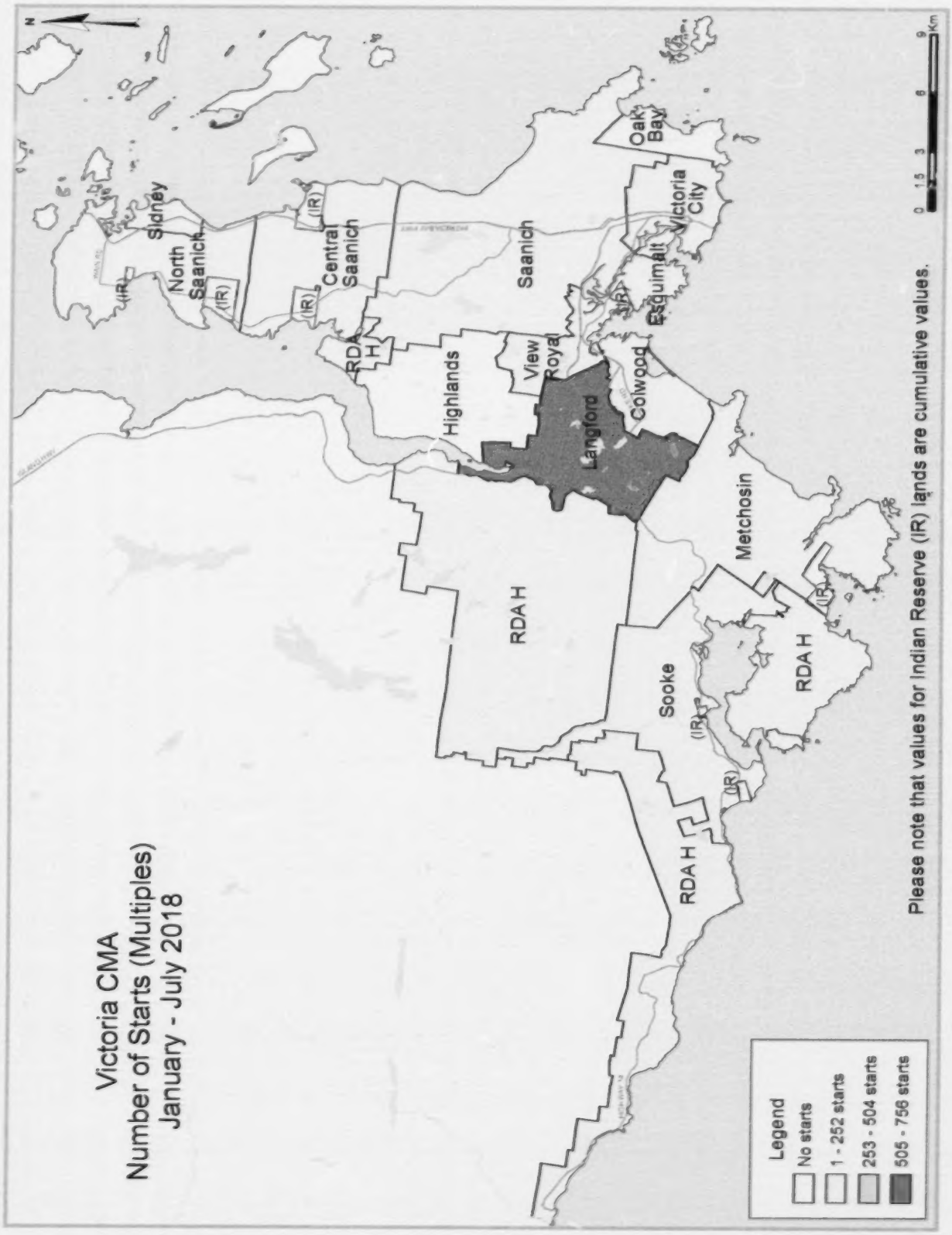
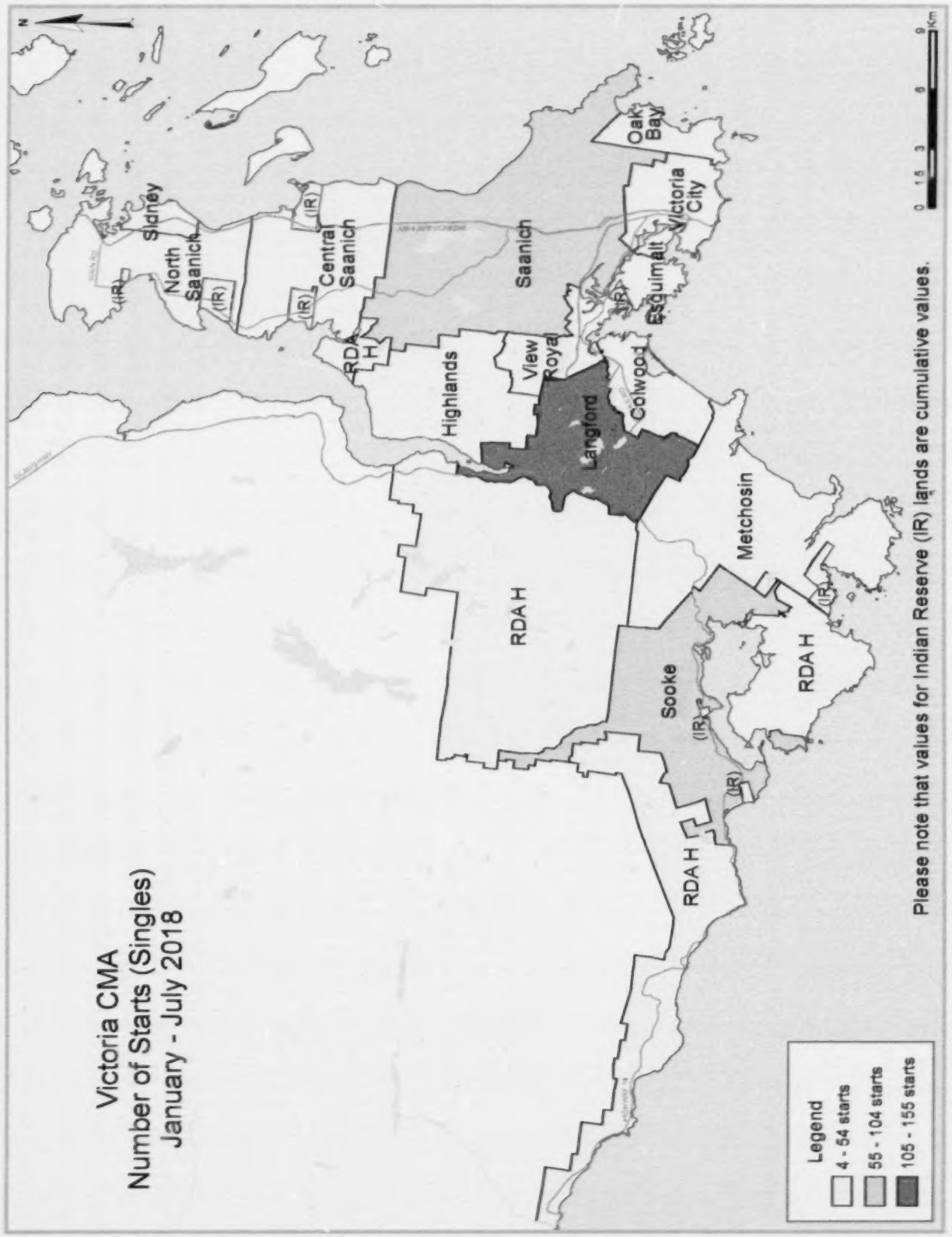
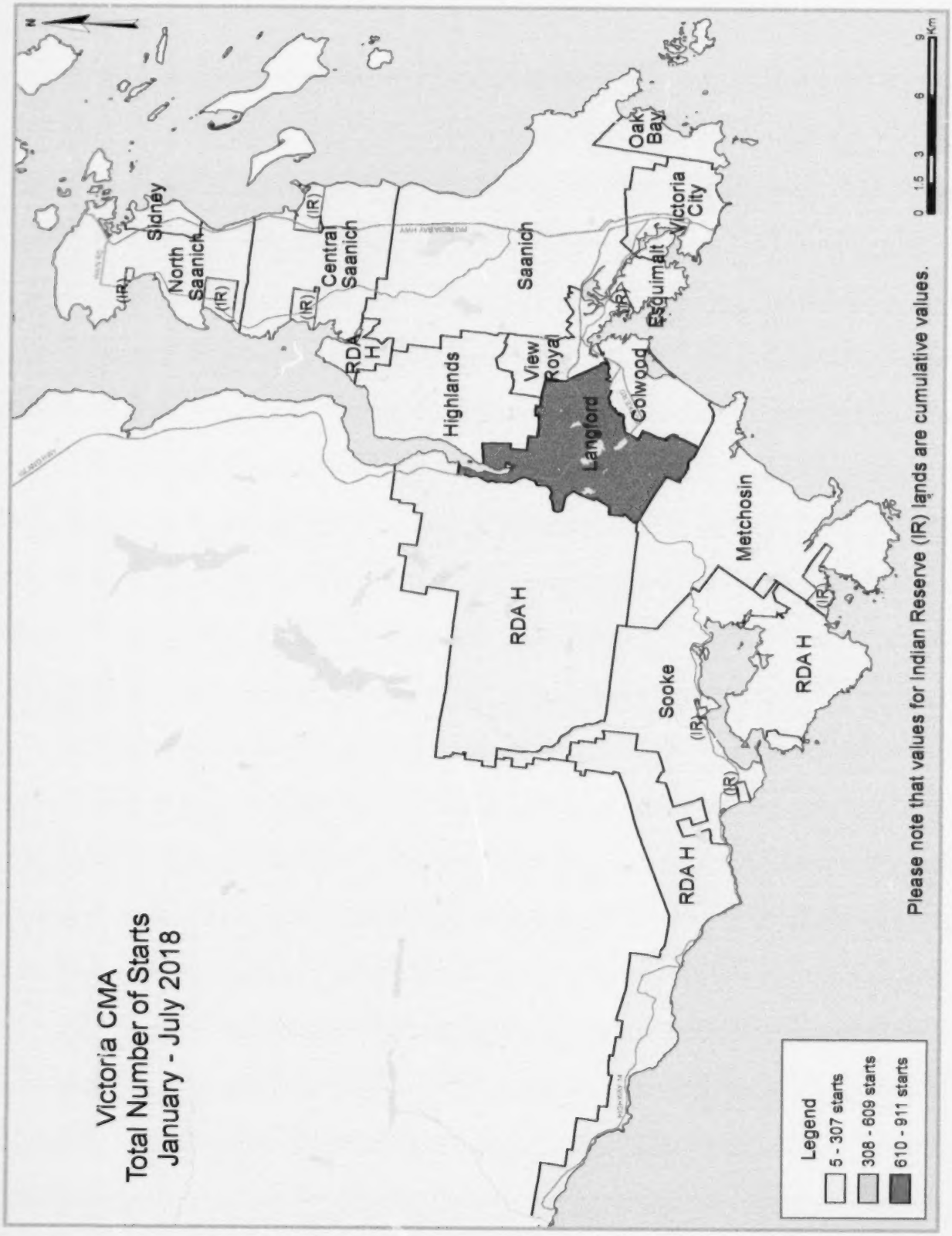

Victoria CMA
Number of Starts (Multiples)
July 2018
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 59 starts
60 - 118 starts
119 - 177 starts
Sidney
North Saanich
Central Saanich
Saanich
Oak Bay
Victoria City
Esquimalt
View Royal
Highlands
Colwood
Langford
Metchosin
Sooke
RDA H
(IR)
0 1.5 3 6 9 Km


Victoria CMA
Number of Starts (Singles)
July 2018
Legend
No starts
1 - 12 starts
13 - 23 starts
24 - 34 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
Sidney
North Saanich
Central Saanich
Saanich
Oak Bay
Victoria City
Esquimalt
View Royal
Highlands
Colwood
Langford
Metchosin
Sooke
RDA H
(IR)
0 1.5 3 6 9 Km


Victoria CMA
Total Number of Starts
July 2018
Legend
No starts
2 - 61 starts
62 - 121 starts
122 - 181 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
Sidney
North Saanich
Central Saanich
Saanich
Oak Bay
Victoria City
Esquimalt
View Royal
Highlands
Colwood
Langford
Metchosin
Sooke
RDA H
(IR)


Victoria CMA
Number of Starts (Multiples)
January - July 2018
Legend
No starts
1 - 252 starts
253 - 504 starts
505 - 756 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 1.5 3 6 9 Km
N
Sidney
North Saanich
Central Saanich
Saanich
Oak Bay
Victoria City
Esquimalt
View Royal
Colwood
Langford
Highlands
RDA H
Metchosin
Sooke
(IR)


Victoria CMA
Number of Starts (Singles)
January - July 2018
Legend
4 - 54 starts
55 - 104 starts
105 - 155 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 1.5 3 6 9 Km
N
Sidney
North Saanich
Central Saanich
Saanich
Oak Bay
Victoria City
Esquimalt
View Royal
Colwood
Langford
Highlands
Metchosin
Sooke
RDA H
(IR)


Victoria CMA
Total Number of Starts
January - July 2018
Legend
5 - 307 starts
308 - 609 starts
610 - 911 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 1.5 3 6 9 Km
N
Sidney
North Saanich
Central Saanich
Saanich
Oak Bay
Victoria City
Esquimalt
View Royal
Highlands
Langford
Colwood
Metchosin
Sooke
RDA H
(IR)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2018		
Victoria CMA[1]	June 2018	July 2018
Trend[2]	3,531	4,123
SAAR	5,974	4,879
	July 2017	July 2018
Actual		
July - Single-Detached	84	97
July - Multiples	611	320
July - Total	695	417
January to July - Single-Detached	556	521
January to July - Multiples	1,357	1,664
January to July - Total	1,913	2,185

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Victoria CMA
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2018	92	6	0	2	5	42	3	267	417
July 2017	76	14	0	7	50	132	5	411	695
% Change	21.1	-57.1	n/a	-71.4	-90.0	-68.2	-40.0	-35.0	-40.0
Year-to-date 2018	475	54	0	17	132	383	38	1,086	2,185
Year-to-date 2017	528	48	0	16	166	313	52	790	1,913
% Change	-10.0	12.5	n/a	6.3	-20.5	22.4	-26.9	37.5	14.2
UNDER CONSTRUCTION									
July 2018	741	76	0	26	224	1,587	41	2,036	4,731
July 2017	711	58	1	14	225	847	59	1,368	3,283
% Change	4.2	31.0	-100.0	85.7	-0.4	87.4	-30.5	48.8	44.1
COMPLETIONS									
July 2018	76	4	0	5	37	0	18	174	314
July 2017	52	6	0	6	23	0	11	22	120
% Change	46.2	-33.3	n/a	-16.7	60.9	n/a	63.6	**	161.7
Year-to-date 2018	356	54	0	6	163	193	63	791	1,626
Year-to-date 2017	451	58	0	8	102	242	41	571	1,473
% Change	-21.1	-6.9	n/a	-25.0	59.8	-20.2	53.7	38.5	10.4
COMPLETED & NOT ABSORBED									
July 2018	45	5	0	0	14	7	n/a	n/a	71
July 2017	26	1	0	1	6	8	n/a	n/a	42
% Change	73.1	**	n/a	-100.0	133.3	-12.5	n/a	n/a	69.0
ABSORBED									
July 2018	87	5	0	5	35	4	n/a	n/a	136
July 2017	50	5	0	6	21	5	n/a	n/a	87
% Change	74.0	0.0	n/a	-16.7	66.7	-20.0	n/a	n/a	56.3
Year-to-date 2018	356	52	0	6	156	204	n/a	n/a	774
Year-to-date 2017	445	58	0	8	107	258	n/a	n/a	876
% Change	-20.0	-10.3	n/a	-25.0	45.8	-20.9	n/a	n/a	-11.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Victoria City									
July 2018	4	0	0	0	0	42	0	135	181
July 2017	1	0	0	0	2	75	0	208	286
Oak Bay									
July 2018	2	0	0	0	0	0	0	0	2
July 2017	3	0	0	0	0	0	0	0	3
Esquimalt									
July 2018	1	0	0	0	0	0	0	1	2
July 2017	0	0	0	0	0	0	0	0	0
Saanich									
July 2018	4	0	0	0	0	0	0	28	32
July 2017	12	0	0	0	0	39	0	72	123
Central Saanich									
July 2018	9	0	0	0	0	0	0	7	16
July 2017	0	0	0	0	0	0	0	0	0
North Saanich									
July 2018	10	0	0	0	0	0	0	3	13
July 2017	5	0	0	0	0	18	0	2	25
Sidney									
July 2018	2	6	0	0	0	0	0	0	8
July 2017	2	0	0	0	0	0	0	0	2
View Royal									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	1	2	0	0	8	0	0	0	11
Reg. Dist. Area H									
July 2018	6	0	0	0	0	0	0	1	7
July 2017	4	0	0	0	0	0	0	0	4
Highlands									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	3	0	0	0	0	0	0	0	3
Langford									
July 2018	32	0	0	2	5	0	0	90	129
July 2017	24	2	0	7	24	0	0	68	125
Colwood									
July 2018	13	0	0	0	0	0	0	0	13
July 2017	8	0	0	0	16	0	0	60	84
Metchosin									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	2	0	0	0	0	0	0	0	2
Sooke									
July 2018	9	0	0	0	0	0	0	2	11
July 2017	11	10	0	0	0	0	0	1	22
First Nations									
July 2018	0	0	0	0	0	0	3	0	3
July 2017	0	0	0	0	0	0	5	0	5
Victoria CMA									
July 2018	92	6	0	2	5	42	3	267	417
July 2017	76	14	0	7	50	132	5	411	695

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Victoria City									
July 2018	24	4	0	0	7	934	2	396	1,367
July 2017	37	2	0	2	10	428	0	764	1,243
Oak Bay									
July 2018	50	0	0	0	0	0	0	0	50
July 2017	40	2	0	0	0	0	0	0	42
Esquimalt									
July 2018	9	2	0	0	14	30	0	1	56
July 2017	5	0	0	1	2	30	0	0	38
Saanich									
July 2018	122	2	0	0	13	310	0	329	776
July 2017	116	0	1	0	8	175	0	124	424
Central Saanich									
July 2018	30	4	0	0	0	72	1	11	118
July 2017	16	8	0	0	0	0	0	5	29
North Saanich									
July 2018	64	0	0	0	0	54	2	9	129
July 2017	57	2	0	0	3	18	1	15	96
Sidney									
July 2018	12	14	0	0	21	38	0	58	143
July 2017	22	8	0	1	2	42	0	29	104
View Royal									
July 2018	36	0	0	0	0	37	9	281	363
July 2017	19	18	0	0	8	0	0	0	45
Reg. Dist. Area H									
July 2018	40	0	0	5	0	0	1	6	52
July 2017	27	0	0	0	0	0	1	2	30
Highlands									
July 2018	15	0	0	0	0	0	0	0	15
July 2017	13	0	0	0	0	0	0	0	13
Langford									
July 2018	190	22	0	10	141	89	2	729	1,183
July 2017	129	6	0	7	143	114	4	347	820
Colwood									
July 2018	63	0	0	11	26	20	0	142	262
July 2017	85	0	0	2	32	33	0	60	212
Metchosin									
July 2018	7	0	0	0	0	0	0	2	9
July 2017	11	0	0	0	0	0	0	1	12
Sooke									
July 2018	79	28	0	0	2	3	3	72	187
July 2017	64	12	0	1	17	7	0	21	122
First Nations									
July 2018	0	0	0	0	0	0	21	0	21
July 2017	0	0	0	0	0	0	53	0	53
Victoria CMA									
July 2018	741	76	0	26	224	1,587	41	2,036	4,731
July 2017	711	58	1	14	225	847	59	1,368	3,283

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Victoria City									
July 2018	4	0	0	0	0	0	0	55	59
July 2017	4	2	0	0	0	0	0	4	10
Oak Bay									
July 2018	9	0	0	0	0	0	0	0	9
July 2017	2	0	0	0	0	0	0	0	2
Esquimalt									
July 2018	2	0	0	0	0	0	0	0	2
July 2017	0	0	0	0	4	0	0	0	4
Saanich									
July 2018	14	0	0	0	0	0	0	5	19
July 2017	8	0	0	0	5	0	0	3	16
Central Saanich									
July 2018	2	0	0	0	0	0	0	1	3
July 2017	2	0	0	0	0	0	0	2	4
North Saanich									
July 2018	8	0	0	0	0	0	0	0	8
July 2017	7	0	0	6	0	0	0	3	16
Sidney									
July 2018	0	0	0	0	3	0	0	1	4
July 2017	5	0	0	0	0	0	0	1	6
View Royal									
July 2018	4	0	0	0	0	0	0	3	7
July 2017	1	0	0	0	0	0	0	0	1
Reg. Dist. Area H									
July 2018	0	0	0	0	0	0	1	0	1
July 2017	0	0	0	0	0	0	0	0	0
Highlands									
July 2018	1	3	0	0	0	0	0	0	1
July 2017	1	0	0	0	0	0	0	0	1
Langford									
July 2018	23	2	0	2	30	0	1	73	131
July 2017	13	2	0	0	14	0	0	9	38
Colwood									
July 2018	7	0	0	3	4	0	0	36	50
July 2017	5	0	0	0	0	0	0	0	5
Metchosin									
July 2018	1	0	0	0	0	0	0	0	1
July 2017	0	0	0	0	0	0	0	0	0
Sooke									
July 2018	1	2	0	0	0	0	0	0	3
July 2017	4	2	0	0	0	0	0	0	6
First Nations									
July 2018	0	0	0	0	0	0	16	0	16
July 2017	0	0	0	0	0	0	11	0	11
Victoria CMA									
July 2018	76	4	0	5	37	0	18	174	314
July 2017	52	6	0	6	23	0	11	22	120

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Victoria City									
July 2018	4	0	0	0	0	1	n/a	n/a	5
July 2017	2	0	0	0	4	2	n/a	n/a	8
Oak Bay									
July 2018	2	2	0	0	0	0	n/a	n/a	4
July 2017	2	0	0	0	0	0	n/a	n/a	2
Esquimalt									
July 2018	1	0	0	0	0	0	n/a	n/a	1
July 2017	0	0	0	0	0	0	n/a	n/a	0
Saanich									
July 2018	6	0	0	0	0	0	n/a	n/a	6
July 2017	6	0	0	1	1	0	n/a	n/a	8
Central Saanich									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	1	0	0	0	0	0	n/a	n/a	1
North Saanich									
July 2018	4	0	0	0	0	0	n/a	n/a	4
July 2017	3	0	0	0	0	0	n/a	n/a	3
Sidney									
July 2018	0	0	0	0	3	3	n/a	n/a	6
July 2017	1	0	0	0	0	0	n/a	n/a	1
View Royal									
July 2018	2	0	0	0	0	0	n/a	n/a	2
July 2017	0	0	0	0	0	0	n/a	n/a	0
Reg. Dist. Area H									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	0	0	0	0	0	0	n/a	n/a	0
Highlands									
July 2018	2	0	0	0	0	0	n/a	n/a	2
July 2017	2	0	0	0	0	0	n/a	n/a	2
Langford									
July 2018	11	0	0	0	8	0	n/a	n/a	19
July 2017	7	1	0	0	1	0	n/a	n/a	9
Colwood									
July 2018	13	0	0	0	2	0	n/a	n/a	15
July 2017	1	0	0	0	0	0	n/a	n/a	1
Metchosin									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	0	0	0	0	0	0	n/a	n/a	0
Sooke									
July 2018	0	3	0	0	1	3	n/a	n/a	7
July 2017	1	0	0	0	0	6	n/a	n/a	7
First Nations									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	0	0	0	0	0	0	n/a	n/a	0
Victoria CMA									
July 2018	45	5	0	0	14	7	n/a	n/a	71
July 2017	26	1	0	1	6	8	n/a	n/a	42

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Victoria City									
July 2018	3	0	0	0	0	0	n/a	n/a	3
July 2017	4	2	0	0	0	0	n/a	n/a	6
Oak Bay									
July 2018	7	0	0	0	0	0	n/a	n/a	7
July 2017	3	0	0	0	0	5	n/a	n/a	8
Esquimalt									
July 2018	2	0	0	0	0	0	n/a	n/a	2
July 2017	0	0	0	0	4	0	n/a	n/a	4
Saanich									
July 2018	17	0	0	0	0	0	n/a	n/a	17
July 2017	5	0	0	0	4	0	n/a	n/a	9
Central Saanich									
July 2018	2	0	0	0	0	0	n/a	n/a	2
July 2017	2	0	0	0	0	0	n/a	n/a	2
North Saanich									
July 2018	10	0	0	0	0	0	n/a	n/a	10
July 2017	5	0	0	6	0	0	n/a	n/a	11
Sidney									
July 2018	4	1	0	0	2	0	n/a	n/a	7
July 2017	4	0	0	0	0	0	n/a	n/a	4
View Royal									
July 2018	2	0	0	0	0	0	n/a	n/a	2
July 2017	1	0	0	0	0	0	n/a	n/a	1
Reg. Dist. Area H									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	0	0	0	0	0	0	n/a	n/a	0
Highlands									
July 2018	1	0	0	0	0	0	n/a	n/a	1
July 2017	1	0	0	0	0	0	n/a	n/a	1
Langford									
July 2018	27	2	0	2	29	4	n/a	n/a	64
July 2017	16	1	0	0	13	0	n/a	n/a	30
Colwood									
July 2018	9	0	0	3	4	0	n/a	n/a	16
July 2017	5	0	0	0	0	0	n/a	n/a	5
Metchosin									
July 2018	1	0	0	0	0	0	n/a	n/a	1
July 2017	0	0	0	0	0	0	n/a	n/a	0
Sooke									
July 2018	2	2	0	0	0	0	n/a	n/a	4
July 2017	4	2	0	0	0	0	n/a	n/a	6
First Nations									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	0	0	0	0	0	0	n/a	n/a	0
Victoria CMA									
July 2018	87	5	0	5	35	4	n/a	n/a	136
July 2017	50	5	0	6	21	5	n/a	n/a	87

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Victoria CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	852	80	0	27	314	1,011	97	1,481	3,862
% Change	-3.0	-16.7	n/a	170.0	85.8	48.5	102.1	40.9	31.7
2016	878	96	0	10	169	681	48	1,051	2,933
% Change	31.2	57.4	n/a	100.0	26.1	64.9	**	47.4	46.1
2015	669	61	0	5	134	413	13	713	2,008
% Change	33.3	13.0	n/a	-66.7	3.9	50.7	-61.8	132.2	52.7
2014	502	54	0	15	129	274	34	307	1,315
% Change	3.9	8.0	n/a	15.4	59.3	-61.5	47.8	-5.2	-22.0
2013	483	50	0	13	81	711	23	324	1,685
% Change	-9.7	-37.5	-100.0	**	-25.7	16.9	15.0	-4.7	-0.9
2012	535	80	7	1	109	608	20	340	1,700
% Change	-7.4	25.0	n/a	-92.9	-43.8	19.4	-51.2	40.5	3.5
2011	578	64	0	14	194	509	41	242	1,642
% Change	-28.8	-28.9	n/a	27.3	4.3	-36.5	-66.9	157.4	-22.5
2010	812	90	0	11	186	801	124	94	2,118
% Change	27.9	42.9	n/a	37.5	84.2	**	40.9	n/a	104.8
2009	635	63	0	8	101	139	88	0	1,034
% Change	-3.9	-13.7	n/a	0.0	-44.8	-85.0	69.2	n/a	-45.7
2008	661	73	0	8	183	928	52	0	1,905

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	% Change
Victoria City	4	1	0	2	0	0	177	283	181	286	-36.7
Oak Bay	2	3	0	0	0	0	0	0	2	3	-33.3
Esquimalt	1	0	0	0	0	0	1	0	2	0	n/a
Saanich	4	12	0	0	0	0	28	111	32	123	-74.0
Central Saanich	9	0	0	0	0	0	7	0	16	0	n/a
North Saanich	10	5	0	0	0	0	3	20	13	25	-48.0
Sidney	2	2	6	0	0	0	0	0	8	2	**
View Royal	0	1	0	10	0	0	0	0	0	11	-100.0
Reg. Dist. Area H	6	4	0	0	0	0	1	0	7	4	75.0
Highlands	0	3	0	0	0	0	0	0	0	3	-100.0
Langford	34	31	2	6	3	20	90	68	129	125	3.2
Colwood	13	8	0	4	0	12	0	60	13	84	-84.5
Metchosin	0	2	0	0	0	0	0	0	0	2	-100.0
Sooke	9	11	0	10	0	0	2	1	11	22	-50.0
First Nations	3	1	0	0	0	4	0	0	3	5	-40.0
Victoria CMA	97	84	8	32	3	36	309	543	417	695	-40.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Victoria City	17	22	2	2	0	0	238	378	257	402	-36.1
Oak Bay	25	21	0	2	0	0	0	0	25	23	8.7
Esquimalt	5	5	2	0	0	0	1	30	8	35	-77.1
Saanich	55	64	0	4	13	0	216	182	284	250	13.6
Central Saanich	23	7	2	8	0	0	80	4	105	19	**
North Saanich	44	52	0	0	0	0	23	30	67	82	-18.3
Sidney	8	21	12	4	4	0	1	54	25	79	-68.4
View Royal	26	16	0	20	9	0	92	0	127	36	**
Reg. Dist. Area H	24	13	0	0	0	0	5	1	29	14	107.1
Highlands	11	6	0	0	0	0	0	0	11	6	83.3
Langford	155	176	24	20	93	117	639	336	911	649	40.4
Colwood	45	72	6	4	4	19	102	60	157	155	1.3
Metchosin	4	8	0	0	0	0	1	1	5	9	-44.4
Sooke	64	64	24	14	0	0	71	27	159	105	51.4
First Nations	15	9	0	0	0	40	0	0	15	49	-69.4
Victoria CMA	521	556	72	78	123	176	1,469	1,103	2,185	1,913	14.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Victoria City	0	0	0	0	42	75	135	208
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	1	0
Saanich	0	0	0	0	0	39	28	72
Central Saanich	0	0	0	0	0	0	7	0
North Saanich	0	0	0	0	0	18	3	2
Sidney	0	0	0	0	0	0	0	0
View Royal	0	0	0	0	0	0	0	0
Reg. Dist. Area H	0	0	0	0	0	0	1	0
Highlands	0	0	0	0	0	0	0	0
Langford	3	20	0	0	0	0	90	68
Colwood	0	12	0	0	0	0	0	60
Metchosin	0	0	0	0	0	0	0	0
Sooke	0	0	0	0	0	0	2	1
First Nations	0	0	0	4	0	0	0	0
Victoria CMA	3	32	0	4	42	132	267	411

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Victoria City	0	0	0	0	90	145	148	233
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	30	1	0
Saanich	13	0	0	0	166	85	50	97
Central Saanich	0	0	0	0	72	0	8	4
North Saanich	0	0	0	0	18	18	5	12
Sidney	4	0	0	0	0	25	1	29
View Royal	0	0	9	0	0	0	92	0
Reg. Dist. Area H	0	0	0	0	0	0	5	1
Highlands	0	0	0	0	0	0	0	0
Langford	93	117	0	0	14	6	625	330
Colwood	4	19	0	0	20	0	82	60
Metchosin	0	0	0	0	0	0	1	1
Sooke	0	0	0	0	3	4	68	23
First Nations	0	0	0	40	0	0	0	0
Victoria CMA	114	136	9	40	383	313	1,086	790

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market July 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Victoria City	4	1	42	77	135	208	181	286
Oak Bay	2	3	0	0	0	0	2	3
Esquimalt	1	0	0	0	1	0	2	0
Saanich	4	12	0	39	28	72	32	123
Central Saanich	9	0	0	0	7	0	16	0
North Saanich	10	5	0	18	3	2	13	25
Sidney	8	2	0	0	0	0	8	2
View Royal	0	3	0	8	0	0	0	11
Reg. Dist. Area H	6	4	0	0	1	0	7	4
Highlands	0	3	0	0	0	0	0	3
Langford	32	26	7	31	90	68	129	125
Colwood	13	8	0	16	0	60	13	84
Metchosin	0	2	0	0	0	0	0	2
Sooke	9	21	0	0	2	1	11	22
First Nations	0	0	0	0	3	5	3	5
Victoria CMA	98	90	49	189	270	416	417	695

Table 2.5: Starts by Submarket and by Intended Market January - July 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Victoria City	17	22	90	147	150	233	257	402
Oak Bay	25	23	0	0	0	0	25	23
Esquimalt	7	5	0	30	1	0	8	35
Saanich	55	64	179	89	50	97	284	250
Central Saanich	24	15	72	0	9	4	105	19
North Saanich	42	47	18	22	7	13	67	82
Sidney	20	22	4	28	1	29	25	79
View Royal	26	28	0	8	101	0	127	36
Reg. Dist. Area H	19	12	2	0	8	2	29	14
Highlands	11	6	0	0	0	0	11	6
Langford	158	180	125	138	628	331	911	649
Colwood	36	72	39	23	82	60	157	155
Metchosin	4	8	0	0	1	1	5	9
Sooke	85	72	3	10	71	23	159	105
First Nations	0	0	0	0	15	49	15	49
Victoria CMA	529	576	532	495	1,124	842	2,185	1,913

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	% Change
Victoria City	4	4	0	2	0	0	55	4	59	10	**
Oak Bay	9	2	0	0	0	0	0	0	9	2	**
Esquimalt	2	0	0	0	0	4	0	0	2	4	-50.0
Saanich	14	8	0	0	0	5	5	3	19	16	18.8
Central Saanich	2	2	0	0	0	0	1	2	3	4	-25.0
North Saanich	8	13	0	0	0	0	0	3	8	16	-50.0
Sidney	0	5	0	0	3	0	1	1	4	6	-33.3
View Royal	4	1	0	0	0	0	3	0	7	1	**
Reg. Dist. Area H	1	0	0	0	0	0	0	0	1	0	n/a
Highlands	1	1	0	0	0	0	0	0	1	1	0.0
Langford	26	13	10	2	22	14	73	9	131	38	**
Colwood	10	5	4	0	0	0	36	0	50	5	**
Metchosin	1	0	0	0	0	0	0	0	1	0	n/a
Sooke	1	4	2	2	0	0	0	0	3	6	-50.0
First Nations	0	1	0	0	16	10	0	0	16	11	45.5
Victoria CMA	83	59	16	6	41	33	174	22	314	120	161.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Victoria City	20	19	4	8	0	5	405	269	429	301	42.5
Oak Bay	17	21	2	0	0	0	0	0	19	21	-9.5
Esquimalt	5	4	0	0	0	4	0	1	5	9	-44.4
Saanich	48	60	4	0	0	18	68	215	120	293	-59.0
Central Saanich	7	8	2	0	0	0	2	55	11	63	-82.5
North Saanich	34	27	2	0	3	0	7	4	46	31	48.4
Sidney	13	23	8	12	3	0	20	2	44	37	18.9
View Royal	12	7	16	10	0	3	8	0	36	20	80.0
Reg. Dist. Area H	16	8	0	0	0	0	1	0	17	8	112.5
Highlands	6	23	0	0	0	0	0	0	6	23	-73.9
Langford	106	148	12	24	97	70	392	249	607	491	23.6
Colwood	42	52	12	0	24	0	69	0	147	52	182.7
Metchosin	8	3	0	0	0	0	1	0	9	3	200.0
Sooke	33	58	28	14	0	0	11	18	72	90	-20.0
First Nations	8	3	0	0	50	28	0	0	58	31	87.1
Victoria CMA	375	464	90	68	177	128	984	813	1,626	1,473	10.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Victoria City	0	0	0	0	0	0	55	4
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	4	0	0	0	0	0	0
Saanich	0	5	0	0	0	0	5	3
Central Saanich	0	0	0	0	0	0	1	2
North Saanich	0	0	0	0	0	0	0	3
Sidney	3	0	0	0	0	0	1	1
View Royal	0	0	0	0	0	0	3	0
Reg. Dist. Area H	0	0	0	0	0	0	0	0
Highlands	0	0	0	0	0	0	0	0
Langford	22	14	0	0	0	0	73	9
Colwood	0	0	0	0	0	0	36	0
Metchosin	0	0	0	0	0	0	0	0
Sooke	0	0	0	0	0	0	0	0
First Nations	0	0	16	10	0	0	0	0
Victoria CMA	25	23	16	10	0	0	174	22

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Victoria City	0	5	0	0	0	141	405	128
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	4	0	0	0	0	0	1
Saanich	0	10	0	8	46	101	22	114
Central Saanich	0	0	0	0	0	0	2	55
North Saanich	3	0	0	0	0	0	7	4
Sidney	3	0	0	0	17	0	3	2
View Royal	0	3	0	0	0	0	8	0
Reg. Dist. Area H	0	0	0	0	0	0	1	0
Highlands	0	0	0	0	0	0	0	0
Langford	97	70	0	0	93	0	299	249
Colwood	24	0	0	0	33	0	36	0
Metchosin	0	0	0	0	0	0	1	0
Sooke	0	0	0	0	4	0	7	18
First Nations	0	0	50	28	0	0	0	0
Victoria CMA	127	92	50	36	193	242	791	571

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market July 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Victoria City	4	6	0	0	55	4	59	10
Oak Bay	9	2	0	0	0	0	9	2
Esquimalt	2	0	0	4	0	0	2	4
Saanich	14	8	0	5	5	3	19	16
Central Saanich	2	2	0	0	1	2	3	4
North Saanich	8	7	0	6	0	3	8	16
Sidney	0	5	3	0	1	1	4	6
View Royal	4	1	0	0	3	0	7	1
Reg. Dist. Area H	0	0	0	0	1	0	1	0
Highlands	1	1	0	0	0	0	1	1
Langford	25	15	32	14	74	9	131	38
Colwood	7	5	7	0	36	0	50	5
Metchosin	1	0	0	0	0	0	1	0
Sooke	3	6	0	0	0	0	3	6
First Nations	0	0	0	0	16	11	16	11
Victoria CMA	80	58	42	29	192	33	314	120

Table 3.5: Completions by Submarket and by Intended Market January - July 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Victoria City	24	27	0	146	405	128	429	301
Oak Bay	19	21	0	0	0	0	19	21
Esquimalt	5	4	0	4	0	1	5	9
Saanich	48	60	50	111	22	122	120	293
Central Saanich	8	8	0	0	3	55	11	63
North Saanich	36	18	3	8	7	5	46	31
Sidney	14	35	27	0	3	2	44	37
View Royal	28	13	0	7	8	0	36	20
Reg. Dist. Area H	14	8	0	0	3	0	17	8
Highlands	6	23	0	0	0	0	6	23
Langford	106	172	200	70	301	249	607	491
Colwood	39	52	72	0	36	0	147	52
Metchosin	8	3	0	0	1	0	9	3
Sooke	55	65	10	6	7	19	72	90
First Nations	0	0	0	0	58	31	58	31
Victoria CMA	410	509	362	352	854	612	1,626	1,473

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $549,999		$550,000 - $699,999		$700,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Victoria City													
July 2018	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
July 2017	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	-	1,120,888
Year-to-date 2018	0	0.0	0	0.0	0	0.0	5	29.4	12	70.6	17	-	1,342,000
Year-to-date 2017	0	0.0	0	0.0	0	0.0	7	41.2	10	58.8	17	-	1,392,494
Oak Bay													
July 2018	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	2,718,843
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	-	2,718,843
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	-	2,287,350
Esquimalt													
July 2018	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	-	-
Year-to-date 2017	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	-	-
Saanich													
July 2018	0	0.0	0	0.0	0	0.0	1	5.9	16	94.1	17	1,705,000	1,841,506
July 2017	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	-	1,419,610
Year-to-date 2018	0	0.0	0	0.0	0	0.0	4	8.3	44	91.7	48	1,650,000	1,871,455
Year-to-date 2017	0	0.0	0	0.0	1	1.8	19	33.9	36	64.3	56	1,205,000	1,323,063
Central Saanich													
July 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	-	-
Year-to-date 2017	0	0.0	0	0.0	1	12.5	3	37.5	4	50.0	8	-	1,124,950
North Saanich													
July 2018	0	0.0	0	0.0	0	0.0	6	60.0	4	40.0	10	900,000	1,165,680
July 2017	0	0.0	6	54.5	0	0.0	5	45.5	0	0.0	11	510,000	669,091
Year-to-date 2018	0	0.0	0	0.0	0	0.0	14	42.4	19	57.6	33	900,000	1,241,352
Year-to-date 2017	0	0.0	8	33.3	3	12.5	10	41.7	3	12.5	24	510,000	670,667
Sidney													
July 2018	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	-	1,091,559
July 2017	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	-	1,201,823
Year-to-date 2018	0	0.0	0	0.0	0	0.0	11	68.8	5	31.3	16	-	1,091,559
Year-to-date 2017	1	4.3	0	0.0	10	43.5	9	39.1	3	13.0	23	-	903,389
View Royal													
July 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
July 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	3	27.3	8	72.7	11	-	1,010,800
Year-to-date 2017	0	0.0	1	14.3	5	71.4	1	14.3	0	0.0	7	-	586,900
Reg. Dist. Area H													
July 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	1	7.1	0	0.0	5	35.7	3	21.4	5	35.7	14	-	870,940
Year-to-date 2017	1	12.5	2	25.0	0	0.0	3	37.5	2	25.0	8	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $549,999		$550,000 - $699,999		$700,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Highlands													
July 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
July 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	1	16.7	5	83.3	0	0.0	6	-	-
Year-to-date 2017	0	0.0	1	4.3	1	4.3	21	91.3	0	0.0	23	-	810,836
Langford													
July 2018	0	0.0	0	0.0	9	31.0	18	62.1	2	6.9	29	800,000	831,750
July 2017	0	0.0	0	0.0	2	12.5	13	81.3	1	6.3	16	875,000	850,081
Year-to-date 2018	0	0.0	1	0.9	27	24.3	69	62.2	14	12.6	111	810,000	881,572
Year-to-date 2017	1	0.7	15	10.1	47	31.5	71	47.7	15	10.1	149	730,000	778,561
Colwood													
July 2018	0	0.0	0	0.0	1	8.3	8	66.7	3	25.0	12	-	892,233
July 2017	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	-	-
Year-to-date 2018	0	0.0	0	0.0	3	8.3	23	63.9	10	27.8	36	-	982,561
Year-to-date 2017	0	0.0	1	1.9	41	78.8	6	11.5	4	7.7	52	600,000	679,841
Metchosin													
July 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	4	50.0	4	50.0	8	-	-
Year-to-date 2017	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
Sooke													
July 2018	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	-	-
July 2017	0	0.0	1	25.0	2	50.0	0	0.0	1	25.0	4	-	862,175
Year-to-date 2018	12	35.3	4	11.8	9	26.5	7	20.6	2	5.9	34	700,000	583,337
Year-to-date 2017	5	8.5	36	61.0	16	27.1	1	1.7	1	1.7	59	500,000	544,808
First Nations													
July 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Victoria CMA													
July 2018	1	1.1	0	0.0	11	12.0	39	42.4	41	44.6	92	930,000	1,253,745
July 2017	0	0.0	7	12.5	6	10.7	27	48.2	16	28.6	56	855,000	1,014,737
Year-to-date 2018	13	3.6	5	1.4	45	12.4	154	42.5	145	40.1	362	930,000	1,146,533
Year-to-date 2017	8	1.8	64	14.1	128	28.3	153	33.8	100	22.1	453	750,000	910,169

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2018						
Submarket	**July 2018**	**July 2017**	**% Change**	**YTD 2018**	**YTD 2017**	**% Change**
Victoria City	-	1,120,888	n/a	1,342,000	1,392,494	-3.6
Oak Bay	2,718,843	-	n/a	2,718,843	2,287,350	18.9
Esquimalt	-	-	n/a	-	-	n/a
Saanich	1,841,506	1,419,610	29.7	1,871,455	1,323,063	41.4
Central Saanich	-	-	n/a	-	1,124,950	n/a
North Saanich	1,165,680	669,091	74.2	1,241,352	670,667	85.1
Sidney	1,091,559	1,201,823	-9.2	1,091,559	903,389	20.8
View Royal	-	-	n/a	1,010,800	586,900	72.2
Reg. Dist. Area H	-	-	n/a	870,940	-	n/a
Highlands	-	-	n/a	-	810,836	n/a
Langford	831,750	850,081	-2.2	881,572	778,561	13.2
Colwood	892,233	-	n/a	982,561	679,841	44.5
Metchosin	-	-	n/a	-	-	n/a
Sooke	-	862,175	n/a	583,337	544,808	7.1
First Nations	-	-	n/a	-	-	n/a
Victoria CMA	1,253,745	1,014,737	23.6	1,146,533	910,169	26.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Victoria

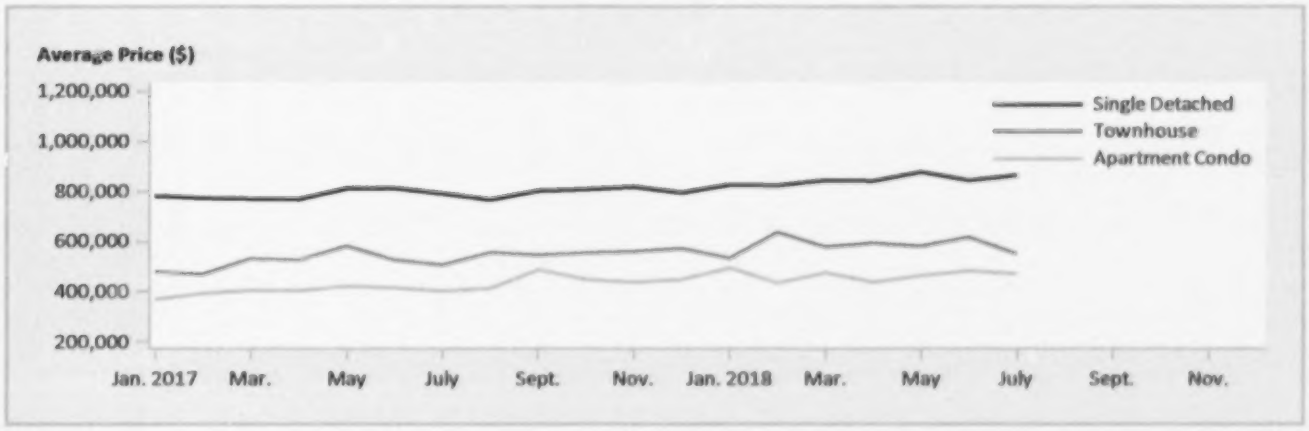


Figure 5.2: MLS® Residential Sales for Victoria

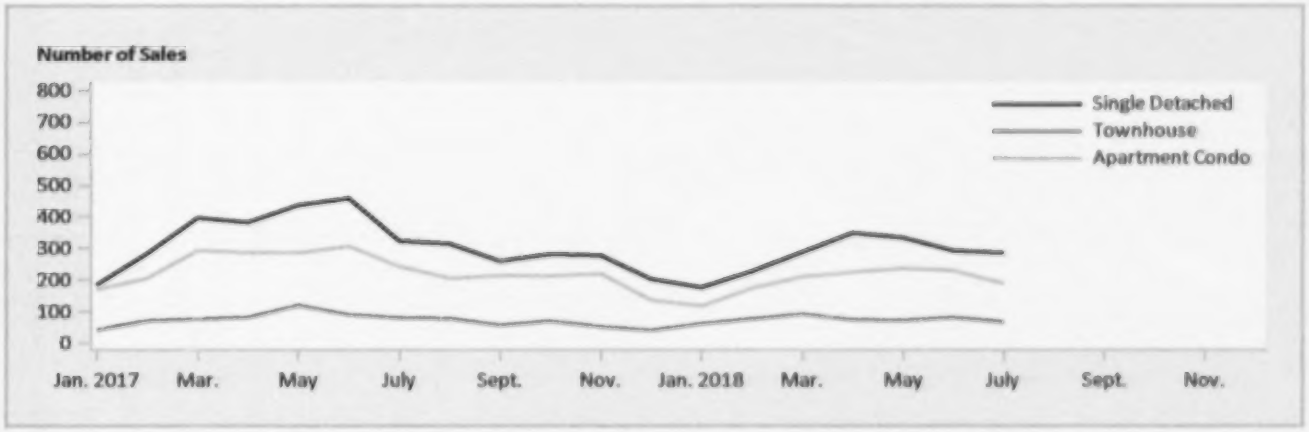
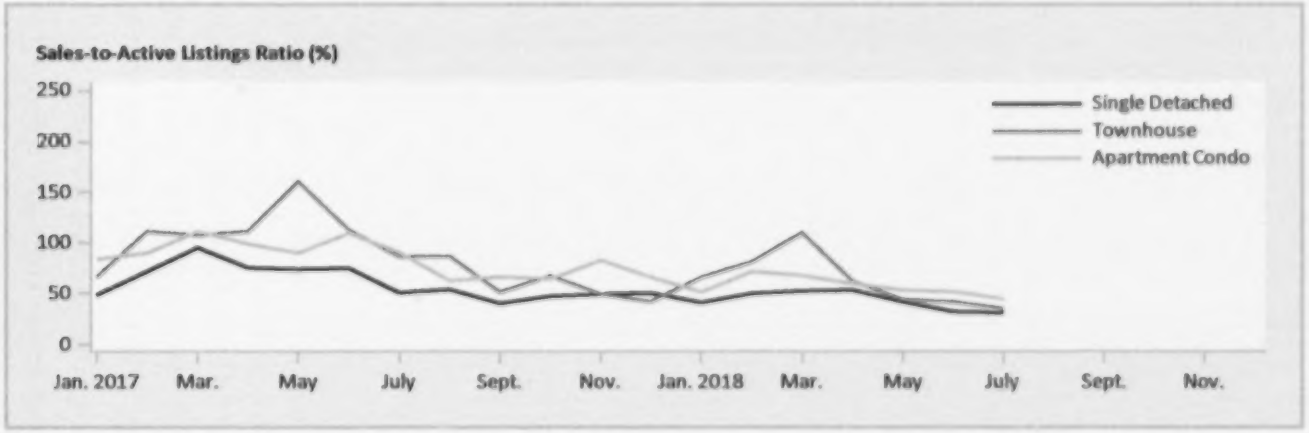


Figure 5.3: MLS® Residential Sales- to- Active Listings Ratio for Victoria



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Victoria Real Estate Board (VREB)
Note: Based on boundaries of the VREB; does not include waterfront, acreage, duplexes, manufactured homes.

Table 6: Economic Indicators
July 2018

		Interest Rates			NHPI, Total, Victoria CMA 2016.12 =100	CPI, 2002 =100	Victoria Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.4	121.6	188	4.6	63.7	897
	February	561	3.14	4.64	101.4	121.9	189	4.3	63.9	899
	March	561	3.14	4.64	101.4	122.6	191	3.7	64.0	902
	April	561	3.14	4.64	101.4	122.7	192	3.6	64.4	903
	May	561	3.14	4.64	101.4	123.4	192	3.8	64.2	910
	June	561	3.14	4.64	101.4	123.5	191	4.0	64.2	919
	July	573	3.14	4.84	101.4	123.9	190	4.5	64.0	932
	August	573	3.14	4.84	101.4	124.0	192	4.5	64.5	927
	September	575	3.09	4.89	101.4	123.6	193	4.4	64.8	928
	October	581	3.24	4.99	101.6	123.3	195	3.7	64.8	929
	November	581	3.24	4.99	101.6	123.4	194	3.3	64.3	944
	December	581	3.24	4.99	101.6	122.6	193	3.5	64.0	957
2018	January	590	3.34	5.14	101.6	123.4	193	3.9	64.2	964
	February	590	3.34	5.14	101.6	124.5	192	4.4	64.3	965
	March	590	3.34	5.14	102.8	124.9	194	4.5	64.9	965
	April	590	3.34	5.14	102.8	125.2	196	4.2	65.1	962
	May	601	3.49	5.34	102.8	126.0	199	3.9	66.0	957
	June	601	3.49	5.34	102.8	126.1	199	4.2	66.1	949
	July	601	3.49	5.34		127.1	200	4.2	66.3	940
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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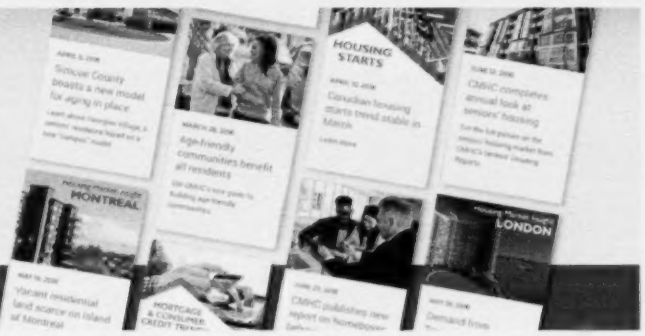

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